

TOWN OF FREDERICK, COLORADO

RESOLUTION NO. 09-R-__

**A RESOLUTION REGARDING THE REVIEW OF THE HAUCK
PRESERVE MINOR SUBDIVISION, LOCATED WITHIN THE WEST
HALF OF THE NORTH HALF OF SECTION 29, TOWNSHIP 29 N,
RANGE 68 W OF THE 6TH P.M., TOWN OF FREDERICK, COLORADO,
ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS
FAVORABLE TO THE PLAT.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, October 13, 2009, reviewed the application filed by Winston Associates on behalf of Hauck Preserve at Idaho Creek, LLC, 669 Emerson St., Denver, CO 80218 for the minor subdivision plat (the "Plat") of the following real property; to wit:

A parcel of land located in the North half of Section 29, Township 2 North, Range 68 West of the 6th P.M., being part of Lot B, AMRE 3107, County of Weld, State of Colorado, as more particularly described in Exhibit A.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. **Findings of Fact.**

- A. The application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. The Plat is in general conformance with the Concept Plan and Annexation Agreement including those modifications or conditions specified by the Board of Trustees.
- C. The Plat is compatible with adjacent land uses and conforms with the requirements and standards established in *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- D. A satisfactory Agreement concerning public improvements has been prepared, or will be completed prior to the recording of the Plat.
- E. The Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

Section 2. Conclusions and Order Approving the Plat of the Hauck Preserve Minor Subdivision.

- A. The proposed Hauck Preserve Minor Subdivision plat complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. A detailed Agreement concerning public improvements shall be prepared and signed prior to recording the Plat.
- C. The Plat is approved subject to the following conditions of approval:
 - (1) All construction plans must be approved and accepted by the Town Engineer prior to recordation of the minor subdivision plat; and
 - (2) All surface use agreements and any necessary amendments must be recorded with the County Clerk and Recorder and a copy provided to the Town prior to recordation of the minor subdivision plat.
 - (3) No public improvements are approved in conjunction with the minor subdivision plat; any subsequent development within the platted area shall be subject to the requirements of a Letter Agreement concerning public improvements and conditioned upon the execution of a detailed Memorandum of Agreement for Public Improvements.
- D. The proposed Plat of the Hauck Preserve Minor Subdivision, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 13th DAY of OCTOBER, 2009.

ATTEST:

TOWN OF FREDERICK

By _____
Nanette Fornof, Town Clerk

By _____
Eric D. Doering, Mayor

EXHIBIT A
Hauck Preserve Minor Subdivision
Legal Description

PART OF LOT B, AMRE-3107, SITUATED IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BEGINNING *AT THE SOUTHEAST CORNER OF SAID LOT B; THENCE N89°40'23"W ALONG THE SOUTH LINE OF SAID LOT B A DISTANCE OF 1858.62 FEET TO THE *TRUE POINT OF BEGINNING*; THENCE ALONG THE BOUNDARY OF SAID LOT B THE FOLLOWING TWENTY (20) COURSES: (1) N89°40'23"W A DISTANCE OF 1036.89 FEET; (2) N00°28'40"W A DISTANCE OF 422.43 FEET; (3) S89°32'41"W A DISTANCE OF 470.10 FEET; (4) N00°28'40"W A DISTANCE OF 109.64 FEET; (5) N02°37'52"E A DISTANCE OF 139.80 FEET; (6) N83°46'03"E A DISTANCE OF 443.82 FEET; (7) N79°42'52"E A DISTANCE OF 364.50 FEET; (8) N23°50'02"E A DISTANCE OF 368.43 FEET; (9) N50°52'10"E A DISTANCE OF 152.23 FEET; (10) N77°59'59"E A DISTANCE OF 137.20 FEET; (11) S88°37'03"E A DISTANCE OF 138.18 FEET; (12) N69°16'43"E A DISTANCE OF 83.93 FEET; (13) N35°39'25"E A DISTANCE OF 137.82 FEET; (14) N83°22'23"E A DISTANCE OF 174.15 FEET; (15) S82°47'12"E A DISTANCE OF 92.81 FEET; (16) N77°05'27"E A DISTANCE OF 132.93 FEET; (17) N52°25'00"E A DISTANCE OF 112.92 FEET; (18) S86°37'32"E A DISTANCE OF 14.29 FEET; (19) S00°37'32"W A DISTANCE OF 211.48 FEET; (20) S89°50'17"E A DISTANCE OF 270.64 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 55°03'00" AND A CHORD BEARING S62°38'13"W A DISTANCE OF 166.37 FEET) AN ARC LENGTH OF 172.94 FEET; THENCE S35°06'43"W A DISTANCE OF 1004.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°47'06" AND A CHORD BEARING S17°43'10"W A DISTANCE OF 107.61 FEET) AN ARC LENGTH OF 109.28 FEET; THENCE S00°19'37"W A DISTANCE OF 280.58 FEET TO THE *TRUE POINT OF BEGINNING*.

CONTAINING 1,595,102 SQUARE FEET OR 36.619 ACRES, MORE OR LESS.